

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

006741

THAT I, RICHARD H. PIERCE, of South Portland, County of Cumberland, and State of Maine in consideration of One Dollar and other valuable consideration paid by ROBERT BYRNE whose mailing address is 6520 133rd Drive, Miami, Florida, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Robert Byrne his heirs and assigns forever,

57-13
#3653
TRANSFER
TAX
PAID

A certain lot or parcel of land situated on Roosevelt Avenue in said Waterville, Maine and bounded and described as follows: Starting at a stake set in the ground on the westerly side of Hillcrest Extension, so-called, at the junction of said Hillcrest Extension with Roosevelt Avenue; thence proceeding to the west along the southerly line of said Roosevelt Avenue, a distance of seventy (70) feet; thence proceeding at right angles to the south a distance of one hundred (100) feet; thence proceeding at right angles to the east along the northerly line of land of James Dean a distance of seventy (70) feet to Hillcrest Extension; thence proceeding at right angles to the north a distance of one hundred (100) feet in and along the westerly line of said Hillcrest Extension to the point of beginning.

Also a second lot or parcel of land situated on said Roosevelt Avenue and being the easterly half of Lot #61 as indicated on a plan and profile of Roosevelt Avenue from Hillcrest Extension to North Street, made by E. B. Coffin, City Engineer, November 1931 and recorded in Kennebec Registry of Deeds, reference to which may be made for a more particular description. Said easterly half of Lot #61 has a frontage of thirty-five (35) on Roosevelt Avenue and is one hundred (100) feet deep, and is bounded on the east by Lot #60 on said above mentioned plan.

Each of the two lots hereby conveyed is made subject to the following restrictions: No building is to be built on either of said lots except one private house intended for occupancy by not more than two (2) families, and to cost not less than five thousand (\$5,000.00) dollars, and is to be set back at least twenty (20) feet from sidewalk, except that bay windows, porches and walks may be built within this reserved area. A garage for private use may be built on the premises, and is to be set back not less than sixty (60) feet from the sidewalk of Roosevelt Avenue, except where the garage is built as a part of the house. No livestock or poultry are to be kept on the premises excepting, however, household pets. These restrictions run with the land.

No buildings shall be built on the easterly half of Lot #61 except private garage in the rear thereof, but in the event that the whole of said Lot #61 should be owned by one person, or held in its entirety, jointly or in common, by more than one person then in that event buildings may be erected on said Lot #61 but in accordance with the above building restrictions.

Being the same premises conveyed to the Grantor herein by deed of Henry W. Pierce and Beatrice M. Pierce dated December 27, 1978 and recorded in the Kennebec County Registry of Deeds in Book 4113, Page 81.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Robert Byrne, his heirs and assigns to them and their use and behoof forever.

And I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that it is free of all encumbrances, that I have good right to sell and convey the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Richard H. Pierce, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 22nd day of March, 1993.

SIGNED, SEALED, AND DELIVERED
in the presence of:

Mary M. Mills Richard H. Pierce
Richard H. Pierce

STATE OF MAINE, COUNTY OF Cumberland, ss

Personally appeared before me the above named Richard H. Pierce and acknowledged the foregoing instrument to be his free act and deed.

Mary M. Mills
Notary Public,
Attorney-at-law



MARY M. MILLS
Printed or typed name of
person taking acknowledgement
my commission expires
12/3/95

RECEIVED KENNEBEC SS.

1993 MAR 31 AM 9:00

ATTEST: Robert Byrne
REGISTER OF DEEDS